

THE HOUSING AUTHORITY
OF THE CITY OF
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting of December 17, 2015 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

David Lahousse, Chairman
Bernadette Rochefort, Vice Chairwoman
Sally Anthony
Roger Bouchard
Pauline Clancy

Christine O'Connor, Acting Executive Director
Robert Moreau, Director of Security and Facilities
Charles Baldelli - absent
Marc Dubois - absent

2. Good and Welfare for the Audience – none
3. Good and Welfare for the Commissioners

Commissioner Clancy asked about stoves in the high-rises – is there a schedule to replace appliances? It has been determined that all stoves are over 10 years old. Some discussion ensued with the outcome being that the WHA will design and distribute a survey to high-rise residents to see how many residents have issues either with their stove or oven. The results will be analyzed to determine the best next step. Commissioner Clancy also raised the issue of hot water at Kennedy Manor. The new system is still being worked on and the switch-over date has not yet been determined. It is being worked on daily.

4. The Chairman asked for a motion to accept the minutes of the regular meeting of November 19, 2015. A motion was made by Commissioner Anthony and seconded by Vice Chairwoman Rochefort. The Board unanimously voted (5-0) to accept.
5. On motion by Vice Chairwoman Rochefort and seconded by Commissioner Bouchard, the Board unanimously voted (5-0) to accept bills paid for the month of November 2015.

6. On motion by Vice Chairwoman Rochefort and seconded by Commissioner Anthony, the Board unanimously voted (5-0) to accept the Communications and Interest of the Authority, A & B.

Acting Executive Director gave a summary of the history behind the letter from Patriot disposal and outlined the plan going forward. The immediacy of the termination date required a prompt response on the part of the WHA; an in-person meeting was held at the Patriot office. An agreement was reached that guaranteed continued pick-up service by Patriot for a period of six months so the service can be properly bid.

7. The Chairman asked for a motion to approve and place on file for the purposes of discussion, the report of the Secretary. On a motion by Vice Chairwoman Rochefort and seconded by Commissioner Clancy, the Board unanimously voted (5-0) to accept.

Acting Director O'Connor submitted her report as written highlighting the strong financial status of the WHA, the technology upgrades already underway, the submittal of the Transformation Plan (which does not commit the WHA to anything, and a potential fraud situation in the Section 8 department which is being investigated.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

NAYS

8. The Chairman asked for a motion to approve and place on file for the purposes of discussion, the reports of the Direct Staff, legal and financial. On a motion by Vice Chairwoman Rochefort and seconded by Commissioner Clancy, the Board unanimously voted (5-0) to accept.

Director Moreau submitted his report commenting on the Parkview Manor balcony project and the 10% retainage of \$29,000. The vendor is not being cooperative in correcting deficiencies in the work. The architect is strongly recommending that we release 5% to get the contractor to complete the job. The Board agreed that is the best approach, as it voted in September.

Commissioner Bouchard asked Director Moreau about the reference in his report to unruly tenants – is the same tenants all the time? No, a couple a month who have noisy guests, parking issues, etc. We try at all costs to prevent sending the files to the attorney. The Director also noted that we do not have a lot of police involvement on our properties; the security department keeps things under control to a large extent.

9. Report of Committees – none

10. Unfinished Business - none

11. New Business

A. The Chairman asked for a motion to accept Resolution #1148: Write off uncollectible LIPH Accounts. A motion was made by Vice Chair Rochefort and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

B. Chairman Lahousse asked for a motion to accept Resolution #1149: Write off uncollectible Section 8 accounts. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

C. Chairman Lahousse asked for a motion to approve the award of contract for Legal Services - Labor Relations to Law Office of William J. Conley, Jr. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Clancy.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

- D. Chairman Lahousse asked for a motion to approve the award of contract for preventative maintenance for automatic doors to Automatic Door Systems, Inc. A motion was made by Commissioner Anthony and seconded by Vice Chairwoman Rochefort.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

- E. Chairman Lahousse asked for a motion to approve the purchase of eighteen (18) Dell PCs and nine (9) monitors. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Anthony.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

F. Chairman Lahousse asked for a motion to approve the submittal of the Transformation Plan. A motion was made by Vice Chairwoman Rochefort and seconded by Commissioner Clancy.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse
Vice Chairwoman Rochefort
Commissioner Anthony
Commissioner Bouchard
Commissioner Clancy

12. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Anthony and seconded by Vice Chairwoman Rochefort at 5:15 p.m.

Roll call vote was unanimous.

Bernadette Rochefort
Vice Chairwoman